

**MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY AGRICULTURAL LAND
PRESERVATION PROGRAM**

APPLICATION TO SELL EASEMENT

I/We
landowner(s) of eligible agricultural land, described herein, that is zoned rural density transfer,
rural, or rural cluster, or is in a state or county Agricultural Preservation District in Montgomery
County, Maryland, apply to Montgomery County to sell a farmland preservation easement, under
Section 2B-18 of the Montgomery County Code.

This application to sell is based upon the entire acreage as stated in the property description
less one acre for each existing dwelling located on the property totaling
easement acres.

I am/We are willing to sell an easement on my/our land to Montgomery County for \$
per acre which is less than or equal to the maximum easement value determined by Method I
easement valuation procedure.

1. PROPERTY DESCRIPTION INFORMATION

A. Owner's Name(s):

- B. Owner's Children's
Names:
- C. Owner's Telephone Numbers: Home Work
- D. Owner's Mailing Address: _____ Property Address (if different)

- E. Total farm acreage: _____ (attach copy of most recent tax bill)
Tax Account Number: _____
- F. Deed reference numbers (liber/folio) _____
(attach copy of all deeds listed)
- G. Number of total dwelling units currently on the property: _____
(Please also indicate number of tenant dwellings):
- H. Current zoning of the property:
- I. Tax Map Reference Number: _____ (attach copy of map)
- J. Is a current Soil and Water Conservation Plan in effect?
Yes _____ or No _____ (attach copy of plan)
- K. Have the Transferable Development Rights been sold from this property?
Yes _____ or No
- L. Have you ever sold an easement to the State Foundation or Montgomery County?
Yes _____ or No

M. Briefly describe the farming operation: _____

N.	<u>Land Use</u>	<u>Acres</u>	<u>U.S.D.A. Soil Class</u>
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
		Total: _____	(should equal line E)

Total Acres Class I Soil:

Total Acres Class II Soil:

Total Acres Class III Soil:

Total Acres Woodland Class I Soil:

Total Acres Woodland Class II Soil:

Total Acres Other Soils:

O. Roads adjoining the farm property: _____

Total feet of road frontage bordering the property? _____ ft.

P. Is the property within 1 mile of the RDT zone border?

Yes _____ or No _____.

Q. Land Tenure:

Did the landowner earn a gross income of at least \$5,000 annually from agricultural use of the land, on or before October 1, 1980, or

Yes _____ or No _____.

In at least three of the previous five years, or continuously from the time the owner acquired _____ the land or

Yes _____ or No _____.

The land is being purchased under binding contract of sale, by a buyer who certifies under oath that he/she intends to start a new farming operation.

Yes _____ or No _____.

(Leasing the land to another farmer is not considered an agricultural use.)

R. List all structures currently on the property. (approximate size and dimension or capacity)

S. Photographs and aerial photographs (Attached)

T. Easement Valuation Form-Method I (Attached) or appraisal - Method II (Attached)

2. **MINERAL RIGHTS:** Does a party or parties other than yourself own or lease mineral rights on this property? Yes _____ No _____. If yes, secure signatures and addresses of such parties:

I (We) hereby agree to subordinate my (our) interest in this property to Montgomery County.

Name of Individual or Company

Name of Individual or Company

Street Address

Street Address

City State Zip Code

City State Zip Code

Signature of Individual or Date
Company Representative

Signature of Individual or Date
Company Representative

Phone No.: _____

Phone No.:

3. **MORTGAGES OR LIENS:** Is there a mortgage or other lien on this property? Yes _____ or No _____. If yes, secure signatures, requirements (if any), and addresses of such holders:

I hereby certify that as mortgage or other lien holders, that I am aware of the landowners intentions to submit application to Montgomery County for easement sale and I do recommend that Montgomery County pursue the review of the subject property for a potential easement acquisition under the programs provisions. I, serving as mortgage or lien holder will _____, will not _____, require terms, and conditions, associated with the mortgage or lien interest of the subject property before authorizing and signing the easement purchase contract and the subordination agreement as part of the Deed of Agricultural Preservation Easement settlement. The required terms, and conditions are as follows:

(\$ _____)

Name of Individual or Company

Name of Individual or Company

(continued on page 6)

Street Address

Street Address

City State Zip Code

City State Zip Code

Signature of Individual or
Company Representative

Date

Signature of Individual or
Company Representative

Date

Phone No.: _____

Phone No.: _____

4. **CERTIFICATION OF SOIL CONSERVATION PLAN**

The Montgomery County Soil Conservation District hereby certifies that _____
_____ has the following status with the Soil Conservation
Service regarding the subject property:

1. ____ (No:) Soil and water conservation plan on file
2. ____ (Yes:) Soil and water conservation plan is on file; however, it is not
complete or 100% implemented.
File No. _____
3. ____ (Yes:) Soil and water conservation plan is on file and it is complete and
is 100% implemented
File No. _____
4. ____ Other: (Reference to Woodland Management Plan).

Signature of District Official

Date

5. CERTIFICATION OF COMPLETE EASEMENT APPLICATION

The Montgomery County Department of Economic Development certifies that _____ has submitted a complete Easement Application.

Director of the Department of Economic Development

Date

I/We landowners acknowledge that the information indicated within this application is correct to the best of our knowledge.

Landowner Signature Date

Landowner Signature Date

Landowner Signature Date

Landowner Signature Date

MAIL TO:
*Montgomery County Department of Economic Development
Agricultural Services Division
18410 Muncaster Road
Derwood, Maryland 20855
Attention: John P. Zawitoski, Program Administrator
301-590-2823
301-590-2839 Fax*